

1 **MINUTES OF THE REGULAR MEETING OF THE**
2 **CODE SMTX THINK TANK**
3 **APRIL 1, 2015, 6:00 p.m.**
4 **Old Fish Hatchery Building**
5 **201 CM Allen Pkwy**
6

7 **THINK TANK MEMBERS PRESENT:** John David Carson
8 Shawn Dupont
9 Chris Wood
10 Sofia Nelson
11 Diann McCabe
12 Tom Wassenich
13 David Singleton
14 Betsy Robertson
15

16 **STAFF PRESENT:** Shannon Mattingly, Director of
17 Development Services
18 Abby Gilfillan, Permit Center Manager
19 Andrea Villalobos, Planning Technician
20 Kristi Wyatt, Communications Director
21 Collette Jamison, Assistant City Manager
22

23 **Call To Order**
24

25 With a quorum present, the Think Tank Meeting was called to order by Chair John David Carson
26 at 6:10 p.m. on Wednesday, April 1, 2015 at the Old Fish Hatchery Building, 201 CM Allen
27 Pkwy, San Marcos, Texas.
28

29 **30-Minute Citizen Comment Period**
30

31 There were no comments.
32

33 **Approval of Minutes from March 4, 2015**
34

35 A motion was made by David Singleton, seconded by Betsy Robertson that the March 4, 2015
36 minutes be approved. The motion carried.
37

38 **“What does this code do” Presentation**
39

40 Abby Gillfillan presented an overview of the draft code focusing on big-picture items.
41

42 Chair John David Carson suggested maintaining the current Downtown SmartCode labeled as T4
43 and T5 versus changing Downtown to the Character Based Zoning label of CSD-3.
44

45 Chair Carson and David Singleton requested additional information on how the Planning
46 Technical Manual and the Engineering Technical Manual will align. Abby Gillfillan commented

1 that both Technical Manuals will be separate from the Code and will be reviewed to ensure that
2 each support the standards within the new Code.

3
4 Chair Carson requested that the required elements within the new Code, such as multi-family
5 parking requirements, are accurately depicted through tables and diagrams.

6
7 Vice Chair Sofia Nelson requested additional information on standards that will be implemented
8 to improve existing development and re-development outside the Comprehensive Plan Intensity
9 Areas. Abby commented that the Neighborhood Character Workshops will focus on interacting
10 with the neighborhoods to create plans and standards on a neighborhood level.

11
12 Chair Carson suggested using the word 'transition' versus 'buffering' to describe development
13 between high-density and low-density areas.

14
15 The Think Tank requested that Staff provide additional information, updates, and discussion on a
16 list of subjects:

17
18 Employment Centers
19 Planned Development Districts (PDD)
20 How existing conventional zoning districts will be changed through the new Code
21 Improved development standards, if any, in Areas of Stability
22 Rezoning of neighborhoods
23 Accessory Dwelling Units
24 How the 'Council-Endorsed Regulating Plans' function
25 Special Districts
26 Updated uses within Zoning Districts (e.g. NC, Neighborhood Commercial)
27 Framework for creating neighborhood embedded schools
28 Alternative types of housing to provide affordability
29 Process for existing non-conforming housing types (e.g. houses burning down)
30 Translation Table discussion
31 Minimum acreage required for SmartCode zoning

32
33 Staff will work on providing information to the Think Tank on the requested subjects.

34 35 **Council Interim Workshop Update**

36
37 Shannon Mattingly, Director of Planning and Development Services, provided an update on the
38 March 30, 2015, Council Interim Workshop regarding height warrants, bonus densities, and the
39 Preferred Scenario Amendment Process (PSA).

40
41 Shannon explained that City Council suggested to limit height warrant requests to 6 or 7 stories
42 and that Staff provide information on bonus density incentives that may be utilized for height
43 warrants. City Council requested that the Preferred Scenario Amendment Process (PSA) be
44 addressed through Code SMTX with the exception of development incentive projects. She added
45 that City Council also requested to see zoning district requests alongside the Preferred Scenario
46 Amendment Process (PSA).

1
2 Collette Jamison, Assistant City Manager, requested that the Think Tank provide input on the
3 Preferred Scenario Amendment Process (PSA).
4

5 Chair Carson requested that staff re-evaluate the parking requirements within the SmartCode in
6 order to meet the goal of creating a pedestrian-oriented environment. Chair Carson mentioned
7 Ann Arbor, Michigan, as an example city.
8

9 **Neighborhood Workshop Update**

10
11 Abby Gilfillan requested that Think Tank attend the Neighborhood Character Workshops.
12

13 Chris Wood recommended that Staff reach out to the Chamber of Commerce and other business
14 organizations to inform the business community of the Neighborhood Character Workshops.
15

16 Chair Carson suggested that the Think Tank assist with outreach for the Neighborhood Character
17 Workshops.
18

19 **Draft Review Timeline**

20
21 Abby Gillfillan provided an overview of the Code draft review timeline.
22

23 **Open Items**

24
25 A motion was made to defer agenda items (a) through (e) to the second meeting in April Think
26 Tank Meeting.
27

- 28 a. **Outreach Process**
- 29 b. **University Meeting**
- 30 c. **Employment Centers**
- 31 d. **Economic Modeling**
- 32 e. **Regulating Plan Process**
33

34 **Questions from the press and public**

35
36 There were no questions from the press or public.
37

38 **Adjourn**

39
40
41 **THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 8:28**
42 **P.M.**
43

44
45 _____
46 John David Carson, Chair

Patrick Rose

1	_____	_____
2	Sean DuPont	Diann McCabe
3		
4	_____	_____
5	Chris Wood	Sofia Nelson, Vice Chair
6		
7	_____	_____
8	David Singleton	Betsy Robertson
9		
10	_____	
11	Tom Wassenich	
12		
13	ATTEST:	
14		
15	_____	
16	Andrea Villalobos, Planning Technician	